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6 Attorneys for Defendants  
7 Hotel Nikko of San Francisco, Inc., Hotel Nikko  
(U.S.A.), Inc., and Datam S.F., LLC.

8  
9 **UNITED STATES DISTRICT COURT**  
10  
11 **NORTHERN DISTRICT OF CALIFORNIA**

12 CONNIE ARNOLD,

13 Plaintiff,

14 v.  
15 HOTEL NIKKO OF SAN FRANCISCO, INC.;  
HOTEL NIKKO (U.S.A.), INC.; DATAM S.F.,  
LLC; and DOES 1 through 10, inclusive,

16 Defendants.

Case No. 3:15-cv-00137 MEJ

17  
18 **STIPULATION FOR DISMISSAL OF**  
**ACTION WITH PREJUDICE AND**  
**~~PROPOSED~~ ORDER RE:**  
**ENFORCEMENT OF SETTLEMENT**

19  
20 Judge: Hon. Maria-Elena James

**INTRODUCTION**

21  
22 1. On January 9, 2015, Plaintiff CONNIE ARNOLD ("Plaintiff") filed the Complaint  
in the above-captioned action (the "Action") against Defendants Hotel Nikko of San Francisco,  
Inc.; Hotel Nikko (U.S.A.), Inc.; Datam S.F., LLC; and DOES 1 through 10 ("Defendants").  
Plaintiff alleged that Defendants, owners and operators of the Hotel Nikko at 222 Mason Street in  
San Francisco (the "Hotel"), failed to maintain their facilities in a manner that was accessible to  
Plaintiff, who allegedly requires a wheelchair for mobility. Pursuant to Title III of the Americans  
with Disabilities Act of 1990 ("ADA"), 42 U.S.C. §§ 12101 *et seq.*, Plaintiff sought an injunction  
from this Court ordering Defendants to alter the hotel facilities to make them accessible, to  
modify their policies to provide people with disabilities full and equal access to their services, and  
to prohibit operation of Defendants' hotel until they provide full and equal access to physically

1 disabled persons. Plaintiff also sought monetary relief for violations of her civil rights pursuant  
2 to the California Unruh Civil Rights Act, Cal. Civ. Code § 51 *et seq.*, as well as special and  
3 consequential damages. Finally, Plaintiff sought an award of attorneys' fees and costs pursuant to  
4 Title III of the ADA § 12205, California Civil Code §§ 52 and 55, and California Code of Civil  
5 Procedure § 1021.5.

6 2. Defendants deny any wrongdoing and each of Plaintiff's allegations and  
7 contentions, including all allegations related to the claimed denial of full and complete enjoyment  
8 of and access to the Hotel and its services. Defendants affirmatively assert that the Hotel values  
9 its disabled patrons and provides full access to its services, facilities, and amenities to such  
10 guests, in full compliance with all applicable access guidelines. Defendants dispute that any  
11 injunctive relief is mandated by the provisions of the ADA, the California Civil Code, and/or the  
12 California Health & Safety Code, and further dispute the validity of Plaintiff's claims, her  
13 standing to sue, and her alleged damages and/or injuries.

14       3.     Nonetheless, as a way to avoid further litigation and uncertainty, Plaintiff and  
15     Defendant (together, “the Parties”) hereby enter into this Stipulation for Dismissal of Action with  
16     Prejudice (this “Stipulation”) for the purpose of resolving this lawsuit without the need for further  
17     litigation.

## **JURISDICTION AND VENUE**

19       4.     The Parties to this Stipulation agree that the Court has jurisdiction of this matter  
20 pursuant to 28 U.S.C. § 1331 for alleged violations of the ADA, and pursuant to supplemental  
21 jurisdiction, 28 U.S.C. § 1337, for alleged violations of the Unruh Civil Rights Act.

22       5.     The Parties agree that venue is proper in this court pursuant to 28 U.S.C. §  
23 1391(b), as the real property which is the subject of the Action is located in the Northern District  
24 of California and the Plaintiff's causes of action arose in the Northern District of California.

## DISMISSAL OF ACTION WITH PREJUDICE

26       6.     In consideration of the covenants undertaken herein by Defendants, including,  
27 without limitation, the undertakings in Paragraphs 8 and 9 of this Stipulation, and for other

1 valuable consideration, receipt of which is hereby acknowledged, Plaintiff covenants and agrees,  
 2 by and through her counsel, that the Action will be dismissed with prejudice.

3 **SETTLEMENT OF INJUNCTIVE RELIEF**

4 7. This Stipulation shall be a full, complete, and final disposition and settlement of all  
 5 Plaintiff's claims against Defendants, including by way of example but not of limitation, all  
 6 claims for injunctive relief, damages, attorneys' fees, expenses, and costs that have arisen out of  
 7 the subject Complaint and Action.

8 8. Defendants will perform the construction work described in Attachment A, and in  
 9 the time set forth in Attachment A, assuming that the subject property that is currently the Hotel  
 10 remains a public accommodation as defined by the ADA at such times. The Parties agree and  
 11 stipulate that all construction performed pursuant to this Stipulation will be performed in  
 12 compliance with the applicable standards, codes, and regulations for disabled access, unless other  
 13 standards are specifically set forth in this Stipulation and/or this Court's accompanying Order. In  
 14 the event that unforeseen difficulties prevent Defendants from completing any of the agreed-upon  
 15 injunctive relief, Defendants or their counsel will notify Plaintiff's counsel in writing within  
 16 fifteen (15) business days of discovering the delay. Plaintiff will have thirty (30) calendar days to  
 17 investigate and meet and confer, and to approve the delay by stipulation or otherwise respond to  
 18 Defendants' notice. If the Parties cannot reach agreement regarding the delay within an  
 19 additional fifteen (15) business days of Plaintiff's response, Plaintiff may seek enforcement by  
 20 the Court. In the event of an alleged breach of this Stipulation, fee-shifting and/or cost-shifting  
 21 will be available to the parties to the same extent that it would have been available for the same  
 22 type of claim in the absence of the Stipulation (by way of example, but not of limitation, if the  
 23 Plaintiff claims that Defendants fail to fully correct Item D.4 on Attachment A, she would be able  
 24 to seek fee-shifting and/or cost-shifting to the same extent as allowed by law in a case alleging a  
 25 non-compliant folding seat). Defendants or their counsel will notify Plaintiff's counsel when the  
 26 corrective work is completed, and in any case will provide a status report to Plaintiff's counsel no  
 27 later than one hundred and twenty (120) calendar days from the entry of this Stipulation. Plaintiff

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1 or her representative shall have an opportunity to inspect the corrective work after completion  
 2 upon thirty (30) calendar days' written notice sent to counsel for Defendants. The Parties had  
 3 originally agreed to two other items of injunctive relief – a handrail on the sidewall in the arcade  
 4 along Mason Street, and rebuilding the Mason Street ramp with a slope not to exceed 8.33% – but  
 5 in light of other construction being done outside of this Settlement to make the O'Farrell Street  
 6 entrance accessible to pedestrians, the Parties have agreed that these items need not be done, as  
 7 the primary accessible entrance for pedestrians will be on O'Farrell Street and the primary  
 8 accessible entrance for individuals in vehicles will be on Mason Street. Consistent with this  
 9 intent, Defendants shall install signage at the Mason Street entrance directing disabled pedestrians  
 10 to the O'Farrell Street entrance.

11 **SETTLEMENT OF DAMAGES, ATTORNEYS' FEES, LITIGATION EXPENSES,  
 AND COSTS**

12 9. The Parties have also reached an agreement regarding Plaintiff's claims for  
 13 damages, attorneys' fees, litigation expenses, and costs. Defendants shall pay to Plaintiff a total  
 14 of twenty-one thousand U.S. dollars and no cents (\$21,000.00). This figure is inclusive of all  
 15 statutory damages, penalties, damages for physical injury, attorneys' fees, litigation expenses, and  
 16 costs, as well as any other claims whatsoever that Plaintiff may hold or allegedly hold against  
 17 Defendants. The settlement sum shall be made by a single check, made out to "Metz & Harrison  
 18 Client Trust Account." Payment of all amounts described in this paragraph are to be made within  
 19 fifteen (15) calendar days of the date this Court enters the Order approving this Stipulation, and  
 20 will be delivered to Metz & Harrison, LLP, 139 Richmond Street, El Segundo, CA 90245.

21 **PLAINTIFF'S RELEASE AND WAIVER OF CIVIL CODE SECTION 1452**

22 10. Except for those obligations created by or arising out of this Stipulation, in  
 23 consideration of the covenants undertaken herein by Defendants, including, without limitation,  
 24 Defendants' undertakings in Paragraphs 8 and 9 of this Stipulation, and for other valuable  
 25 consideration, receipt of which is hereby acknowledged, Plaintiff hereby releases, discharges, and  
 26 covenants not to sue Hotel Nikko of San Francisco, Inc., Hotel Nikko (U.S.A.), Inc., and Datam  
 27 S.F., LLC, including its and their predecessors, successors, affiliates, parents, subsidiaries, related  
 28

1 companies, employees, agents, shareholders, officers, directors, attorneys, insurers, and any other  
 2 entity that could be jointly liable with them (individually and collectively, "the Hotel Releasees")  
 3 from and with respect to any and all actions, causes of action, suits, liabilities, claims, and  
 4 demands whatsoever, and each of them, whether known or unknown, from the beginning of time  
 5 to the date of this Stipulation. The Parties intend Plaintiff's release to be general and  
 6 comprehensive in nature and to release all claims and potential claims against the Hotel Releasees  
 7 to the maximum extent permitted at law. Claims being released include specifically, by way of  
 8 description, but not by way of limitation, any and all claims arising out of or in any way related  
 9 to: (i) any interactions between Plaintiff and the Hotel Releasees; (ii) any allegation that was  
 10 raised or could have been raised in the Complaint and/or in the Action; (iii) any allegation that  
 11 arises out of or is in any way directly or indirectly related to any of the transactions, occurrences,  
 12 acts, or omissions which happened, or which are alleged to have happened, in connection with the  
 13 Plaintiff's stay at the Hotel, as well as any transactions, occurrences, acts, or omissions which  
 14 happened, or which are alleged to have happened, as a direct or indirect result of said stay; (iv)  
 15 any constitution, treaty, federal law, state law, local law or ordinance, or common law principle  
 16 governing or pertaining to the allegations set forth in the Complaint, including but not limited to  
 17 the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, the Unruh Civil Rights  
 18 Act, Cal. Civ. Code § 51 *et seq.*, California Civil Code §§ 52 and 55, California Code of Civil  
 19 Procedure § 1021.5, California tort law, California contract law, the California Civil Code, the  
 20 California Code of Civil Procedure, and/or any other California statute; (v) any other constitution,  
 21 statute, law, or ordinance whatever the city, county, state, or country of enactment; (vi) any  
 22 transactions, occurrences, acts, statements, disclosures, or omissions occurring prior to the date of  
 23 this Stipulation; (vii) any claims for physical injury and/or emotional injury and/or distress; and  
 24 (viii) by way of further description, but not by way of limitation, any and all claims arising out of  
 25 or in any way related to claims for attorneys' fees, attorneys' costs/expenses, indemnification,  
 26 fines, penalties, damages, costs, expenses, interest, restitution, liquidated damages, punitive  
 27 damages, declaratory relief, and/or injunctive relief allegedly due and owing, whether based on

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1 treatise, permit, statute, lease, contract, ordinance, and/or common law; provided, however, that  
2 this Stipulation is not intended to nor does it release or waive any claim which is unwaivable  
3 and/or unreleasable as a matter of law; and provided, further, that, with regard to entities other  
4 than the named defendants, this Stipulation is not intended to release or waive any claim that is  
5 not related, directly or indirectly, to Plaintiff's stay or stays with, and interactions with, the Hotel  
6 (the "Released Claims"). Plaintiff acknowledges that she may hereafter discover claims or facts in  
7 addition to or different from those which she now knows or believes to exist with respect to the  
8 subject matter of this Stipulation and/or the Complaint which, if known or suspected at the time  
9 of executing this Stipulation, may have materially affected this release. Nevertheless, Plaintiff  
10 hereby waives any right, claim, or cause of action that might arise as a result of such different or  
11 additional claims or facts.

11. The Parties acknowledge and represent that it is their intention in executing this  
12 Stipulation that it should be effective as a bar to each and every claim and cause of action listed in  
13 Paragraph 10 of this Stipulation. In furtherance of this intention, Plaintiff hereby expressly waives  
14 any and all rights and benefits, if any, conferred upon her by the provisions of SECTION 1542  
15 OF THE CALIFORNIA CIVIL CODE, which provides:

**A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.**

20 Thus, the parties desire and intend that this Stipulation shall be given full force and effect  
21 according to each and all of its express terms and provisions, including those relating to unknown  
22 and unsuspected claims, if any, as well as those relating to the claims referred to above.

## MISCELLANEOUS PROVISIONS

25       12. Except as expressly provided for in Paragraph 8 of this Stipulation, Plaintiff agrees  
26 not to make a separate claim for attorney's fees, litigation expenses, or costs incurred in  
27 connection with the Action as such claims are already incorporated into the undertakings

1 described by Paragraphs 8 and 9 of this Stipulation, and precluded by Paragraphs 10 and 11 of  
 2 this Stipulation. The Parties understand and acknowledge that, except as stated expressly herein,  
 3 each shall bear their own legal expenses and costs incurred in connection with prosecuting or  
 4 defending against the Action and any of the Released Claims, and neither party shall seek  
 5 reimbursement thereof from any other party to this Stipulation.

6       13. This Stipulation may be pled as a full-and-complete defense to, and may be used  
 7 as the basis for an injunction against, any action, suit, or other proceeding which may be instituted  
 8 or attempted in breach of this Stipulation.

9       14. Plaintiff recognizes and agrees that the Defendants have made no representations  
 10 about the tax consequences (if any) of this Stipulation, that Plaintiff is responsible for paying any  
 11 taxes owed by Plaintiff to relevant taxing authorities for the payment pursuant to Paragraph 9 of  
 12 this Stipulation, and that Defendants have not proffered any tax advice in connection with this  
 13 Stipulation.

14       15. Plaintiff represents and warrants that she has not filed any complaints, charges,  
 15 lawsuits, or other legal actions with any court, agency, or other forum relating to the Released  
 16 Claims. Plaintiff further represents and warrants that she has not assigned or transferred to any  
 17 person not a party to this Stipulation any released matter. Plaintiff represents and warrants that,  
 18 other than the Action, she is unaware of any judicial, administrative, or other proceeding which  
 19 could implicate the Released Claims.

20       16. The Parties acknowledge that, in executing this Stipulation, they are acting on their  
 21 own, independent judgment informed by legal counsel. Defendants and Plaintiff acknowledge  
 22 having read this Stipulation, having taken equal part in drafting and negotiating it, and having  
 23 been advised by attorneys of their choosing as to its meaning and effect. The Parties acknowledge  
 24 and warrant that execution of this Stipulation is free and voluntary, and that the Stipulation should  
 25 not be construed more strictly against one party than another on the basis that one party was  
 26 responsible for drafting it.

27       17. The Parties acknowledge that this Stipulation contains and constitutes the entire  
 28

1 agreement between them with respect to the Released Claims, and supersedes any previous  
 2 agreements or understandings between them regarding the subject matter herein. The terms of this  
 3 Stipulation are contractual and not a mere recital. The Parties acknowledge that neither has made  
 4 representations, express or implied, to induce the other to enter into this Stipulation, other than as  
 5 expressly set forth herein. This Stipulation may not be modified except by a written document  
 6 that expressly states an intent to modify this Stipulation and is signed by the party against whom  
 7 enforcement is sought and approved by this Court

8       18. No aspect of this Stipulation or the settlement which led to it is intended to be nor  
 9 at any time shall be construed, deemed, or treated in any respect as an admission by Defendants  
 10 of liability for any purpose. It is expressly understood and agreed by the Parties that this  
 11 Stipulation does not constitute an admission of the truth or accuracy of any of the allegations  
 12 made in the Action or of the validity of any or all of the Released Claims, and that Defendants  
 13 expressly deny the allegations made in the Action, as more fully set forth in the answer and/or  
 14 other responsive pleadings on file in the Action.

15       19. This Stipulation shall be binding on Plaintiff, Defendants, and any successors-in-  
 16 interest.

17       20. This Court shall retain jurisdiction of this Action for a period of eighteen (18)  
 18 months after the date of entry of the order approving this Stipulation, or until the construction  
 19 work contemplated by this Stipulation is completed, whichever occurs later.

20       21. If any term of this Stipulation is determined by any court to be unenforceable, the  
 21 other terms of this Stipulation shall nonetheless remain in full force and effect; provided,  
 22 however, that Paragraphs 10 and 11 are essential terms and if they cannot be enforced the entire  
 23 Stipulation will be rescinded and will be without force or effect.

24       22. Signatories on the behalf of the Parties represent that they are authorized to bind  
 25 the Parties to this Stipulation. This Stipulation may be signed in counterparts and a facsimile  
 26 signature shall have the same force and effect as an original signature.

27

28

1 Dated: July 31, 2016

PLAINTIFF CONNIE ARNOLD

  
CONNIE ARNOLD

2 Dated: July   , 2016

DEFENDANT HOTEL NIKKO OF SAN  
FRANCISCO, INC.

3 By: \_\_\_\_\_

4 Print name: \_\_\_\_\_

5 Title: \_\_\_\_\_

6 Dated: July   , 2016

7 DEFENDANT HOTEL NIKKO (U.S.A.), INC.

8 By: \_\_\_\_\_

9 Print name: \_\_\_\_\_

10 Title: \_\_\_\_\_

11 Dated: July   , 2016

12 DEFENDANT DATAM S.F., LLC

13 By: \_\_\_\_\_

14 Print name: \_\_\_\_\_

15 Title: \_\_\_\_\_

16

17 APPROVED AS TO CONTENT AND FORM:

18 Dated: July 31, 2016

19 METZ & HARRISON, LLP

20 By:   
21 Jeff A. Harrison

22 Attorney for Plaintiff  
23 CONNIE ARNOLD

24 Dated: July   , 2016

25 O'MELVENY & MYERS LLP

26 By: \_\_\_\_\_

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1 Dated: July \_\_, 2016

PLAINTIFF CONNIE ARNOLD

2  
3 CONNIE ARNOLD

4 Dated: July 28, 2016

5 DEFENDANT HOTEL NIKKO OF SAN  
6 FRANCISCO, INC.

7 By: 

8 Print name: Vincent Raffanen

9 Title: Chief Financial Officer

10 Dated: July 29, 2016

11 DEFENDANT HOTEL NIKKO (U.S.A.), INC.

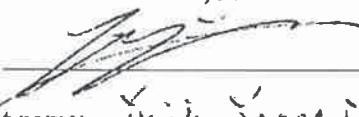
12 By: 

13 Print name: Vincent Raffanen

14 Title: Chief Financial Officer

15 Dated: July 47, 2016

16 DEFENDANT DATAM S.F., LLC

17 By: 

18 Print name: Juih Jannai

19 Title: Director

20 APPROVED AS TO CONTENT AND FORM:

21 Dated: July \_\_, 2016

22 METZ & HARRISON, LLP

23 By: \_\_\_\_\_

24 Jeff A. Harrison  
25 Attorney for Plaintiff  
CONNIE ARNOLD

26 Aug 12  
27 Dated: July \_\_, 2016

28 O'MELVENY & MYERS LLP

By: 

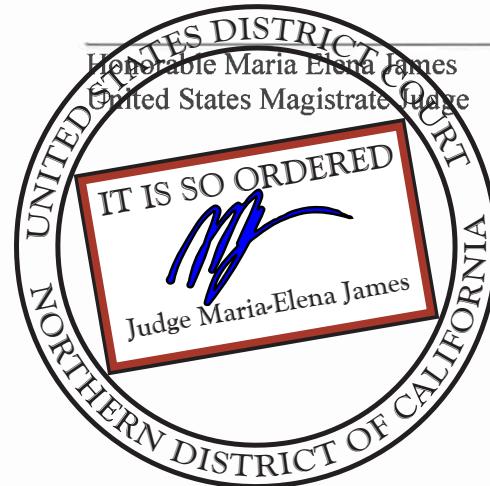
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1 Adam P. KohSweeney  
2 Attorney for Defendants  
3 HOTEL NIKKO OF SAN FRANCISCO,  
4 INC.; HOTEL NIKKO (U.S.A.), INC.; and  
5 DATAM S.F., LLC

6 **ORDER**

7 Pursuant to stipulation, and for good cause shown, **IT IS SO ORDERED**. This Action is  
8 hereby dismissed with prejudice and the Clerk is directed to mark the matter closed.

9 Dated: August 19, 2016



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29 ACTION WITH PREJUDICE AND  
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